


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on October 23, 2019 at 4:00 p.m. in City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<p style="text-align: center;">Design and Historic Review Commission Agenda</p> <p style="text-align: center;"><i>City Hall Council Chambers</i> <i>One City Plaza</i> Wednesday, October 23, 2019, 4:00 p.m.</p>
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CALL TO ORDER

APPROVAL OF MINUTES

September 11, 2019 (3 of 4 required: *Rushin, Hamel, Sheldahl, Coltman*)

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

None

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

AESTHETIC OVERLAY:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-27924-2019:** This is a request by Christopher Thompson, on behalf of Terraces Retail AZ, LLC, for the review of a new 12,000 square foot multi-tenant office building site, located at 2632 S. Araby Road, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

COMMISSION DISCUSSION:

1. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular location.

INFORMATION ITEMS

Staff

Administrative Approvals:

Historic District

None

Aesthetic Overlay

1. **DHRC-27966-2019:** This is a request by Richard Wayas, on behalf of Shilo Inn Yuma, LLC, for the review of a new wall-mounted sign for the Angry Crab Shack, located at 1530 S. Castle Dome Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District.
 2. **DHRC-27967-2019:** This is a request by Del Outdoor/Sign Pro, on behalf of Steve Linde, for the review of a new wall-mounted sign for Red Wing Shoes, located at 1335 S. Pacific Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District.
1. National Heritage Area
 2. Commission
 3. Public - Any member of the public may request to address the Design and Historic Review Commission on matters that are not listed on the Commission agenda. The

Design and Historic Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Design and Historic Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the DHRC Bylaws that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

**Design and Historic Review Commission Meeting Minutes
September 11, 2019**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, September 11, 2019, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Commissioners Amanda Coltman, Chris Hamel, and James Sheldahl. Vice-Chairman Moody and Commissioner Leal-Rubio were absent. There is one vacancy.

STAFF MEMBERS present included Alyssa Linville, Assistant Director/Zoning Administrator; Cheri Skinner, Associate Planner; and Amelia Griffin, Assistant Planner.

Chairman Rushin called the meeting to order at 4:00 p.m. and noted there was a quorum present.

Chairman Rush introduced new DHRC Commissioner Amanda Coltman.

APPROVAL OF MINUTES

August 14, 2019

Motion by Hamel, second by Sheldahl to APPROVE the minutes of August 14, 2019. Motion carried unanimously (4-0).

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

DHRC-27287-2019: *This is a request by Jeff Ryskamp, on behalf of Main Street Yuma, LLC, for the historic review of a new wall-mounted sign, located at 3 West 3rd Street, within the Main Street Historic District.*

Cheri Skinner, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Rich Wayas, 1165 S. 4th Avenue, Yuma, AZ, was available for questions.

PUBLIC COMMENT

None

MOTION

Motion by Sheldahl, second by Hamel, to APPROVE Case Number DHRC-27287-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0).

DHRC-27587-2019: This is a request by the City of Yuma, for the review of a new mural on the south side (second floor exterior wall) of the Yuma Art Center, located at 254 S. Main Street in the Main Street Historic District.

Cheri Skinner, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Lindsay Benacka, Arts & Culture Program Manager, 254 S. Main Street, Yuma, AZ, said this was a public art project sponsored by the McKivergan Foundation. **Benacka** said renowned artist El Tono was the artist for this project and added that he has collaborated with MOMO.

Hamel complimented the applicant on this proposal. **Hamel** added it was good to see these projects in Yuma. **Sheldahl** and **Rushin** concurred.

PUBLIC COMMENT

Maria McKivergan, 1358 S. Hetteema Street, Yuma, AZ, thanked the Commission and the community for the support on these projects.

MOTION

Motion by Hamel, second by Coltman, to APPROVE Case Number DHRC-27587-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0).

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

None

Public

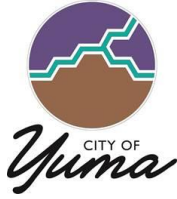
None

ADJOURNMENT

The meeting was adjourned at 4:15 p.m.

Minutes approved this _____ day of _____, 2019.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-27924-2019
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date:

October 23, 2019

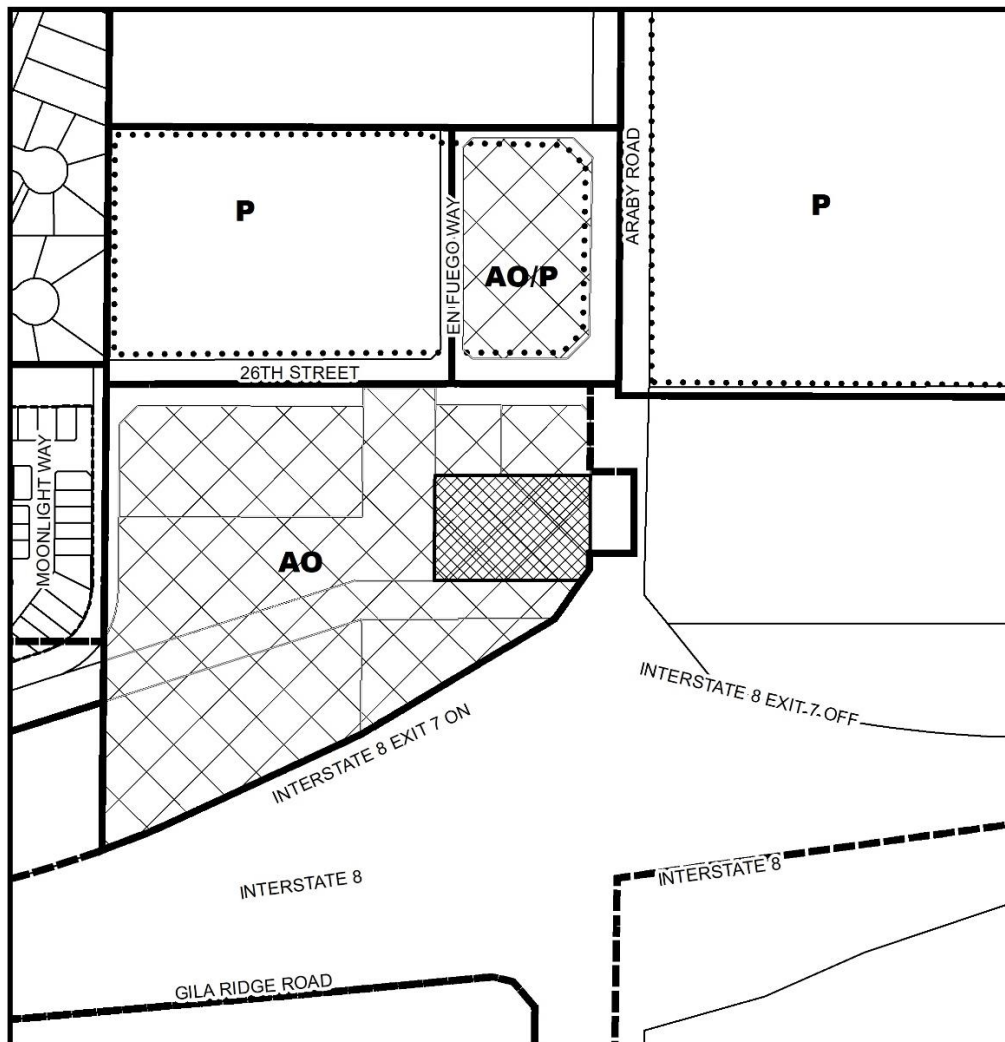
Case Number:

DHRC-27924-2019

Project Description/Location:

This is a request by Christopher Thompson, on behalf of Terraces Retail AZ, LLC, for the review of a new 12,000 square foot multi-tenant office building site, located at 2632 S. Araby Road, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	197-04-005
Historic Listing Status:	N/A
Address:	2632 S. Araby Road
Property Owner:	Terraces Retail AZ, LLC.
Property Owner's Agent	Christopher Thompson
Zoning of the Site:	General Commercial/Aesthetic Overlay (B-2/AO)
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; (Circle K)
○ South:	B-2/AO; (Vacant)
○ East:	AG; (Vacant)
○ West	B-2/AO; (Vacant)
Related Actions or Cases:	Z95-43 (County C-2 to City B-2/AO) Ord #96-44.
Land Division Status:	LOTS-27358-2019 in progress.
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The applicant states:

"The new 12,000 square foot multi-tenant office building is being developed for commercial office and retail space with a contemporary design. The building is of earth-tone masonry construction with accents of gun-metal grey metal paneling (ATAS Charcoal Grey #62 and Slate Grey #20- <https://www.atas.com/colors>) with rust-color painted steel posts and canopy framework.

"The building derives its features from the surrounding landscape. The metal panels will relate the building to the nearby COY Police Substation and nearby Fire Station #5. The Stoneridge Church is also a nearby influence with its contemporary form and metal cladding."

The purpose of the Aesthetic Overlay is to enhance the community's image and attractiveness through creation of visually pleasing and inviting entryways to the City of Yuma as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance. The focus is on the gateways to Yuma.

This project accomplishes the purpose of the Aesthetic Overlay by:

- Including community design principles that result in creative, imaginative solutions, that establish high quality design for specific areas of the city;
- Providing for site development that utilizes the unique characteristics of the site (such as location, surroundings, topography or natural resources) and creates areas which are visually attractive to both the occupants, tenants and the general public;

- Minimizing conflicts between automobiles, pedestrians and bicycles; creating parking and loading/unloading areas which are attractive and unobtrusive; and maintaining efficient vehicular circulation;
- Providing safe convenient access between and within all development in the district; and
- Providing landscaping which visually enhances both on-site and off-site development.

Staff notes the area has several buildings of contemporary design- with the exception of the Circle K. The proposed plans show access via established points, a continuation of the contemporary design theme of nearby established properties, screening of rooftop equipment, a trash enclosure with color-matching masonry and solid steel gates, and an overall color and texture palette which compliments the surroundings while bringing needed attention to this commercial site to ensure its success.

By considering, yet not mimicking, surrounding existing development- this new building and site will fit in with the modern feel of the area. There might be adjacent future development which will be encouraged to continue the theme.

Upon review of the upcoming building and site grading/paving permits, City Staff will verify additional Aesthetic Overlay requirements such as: a bike rack, screening walls of masonry design to compliment the color scheme and have articulation/breaks/offsets to minimize monotony, and exterior lighting to code to illuminate for safety, especially if LED fixtures are used.

The City of Yuma Code has signage guidelines specific to the Aesthetic Overlay. The developer is not ready to submit signage for design review at this point; any signs will need review at a future DHRC meeting.

**Staff
Recommendation:**

Staff recommends **APPROVAL** of the review for a new 12,000 square foot multi-tenant office building site, located at 2632 S. Araby Road, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-27924-2019 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request by Christopher Thompson, on behalf of Terraces Retail AZ, LLC, for a new 12,000 square foot multi-tenant office building site for the property located at 2632 S. Araby Road, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 10/10/19

Final staff report delivered to applicant on: 10/15/19

<input checked="checked" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: 10/10/19
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations
- D. Rooftop Screening
- E. Outdoor Light Fixtures
- F. Aerial Photo

Prepared By: 
Robert M. Blevins,
Principal Planner
Date: 10/9/19
Robert.Blevins@yumaaz.gov (928) 373-5189

Approved By: 
Alyssa Linville,
Assistant Director/Zoning Administrator
Date: 10.15.19

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Laurie Lineberry, Community Development Director (928) 373-5175:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

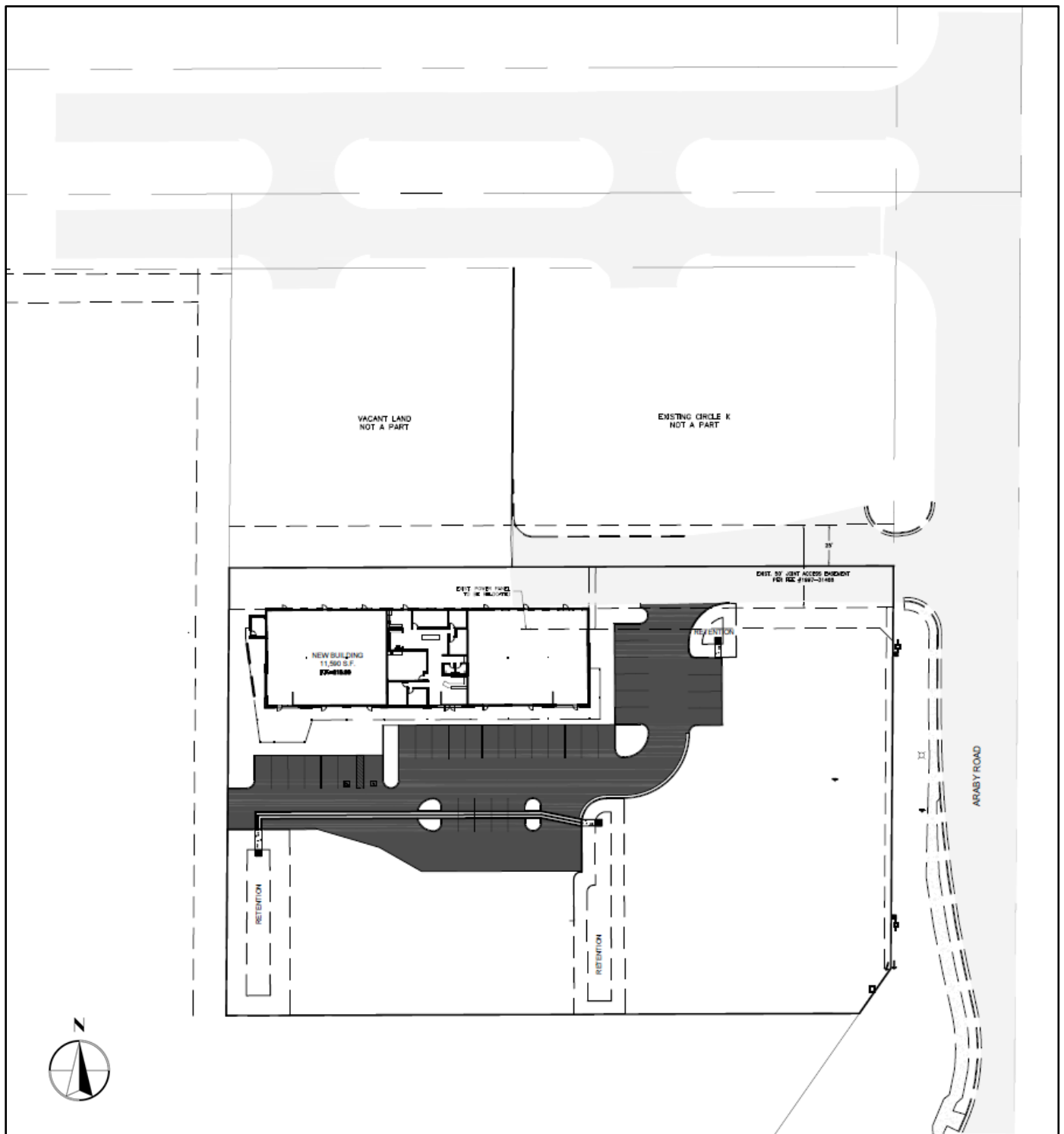
Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

3. All parking lot and exterior building lighting, other than internally-lit signs, must be shielded and/or directed downwards so as not to have light trespass onto the right-of-way or neighboring properties. As part of the electrical and building permit process, a photometric data site plan must be submitted, showing the light emissions to be contained upon the property. If using LED exterior lighting, the color temperature of the LEDs must be 3000 K or lower.
4. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

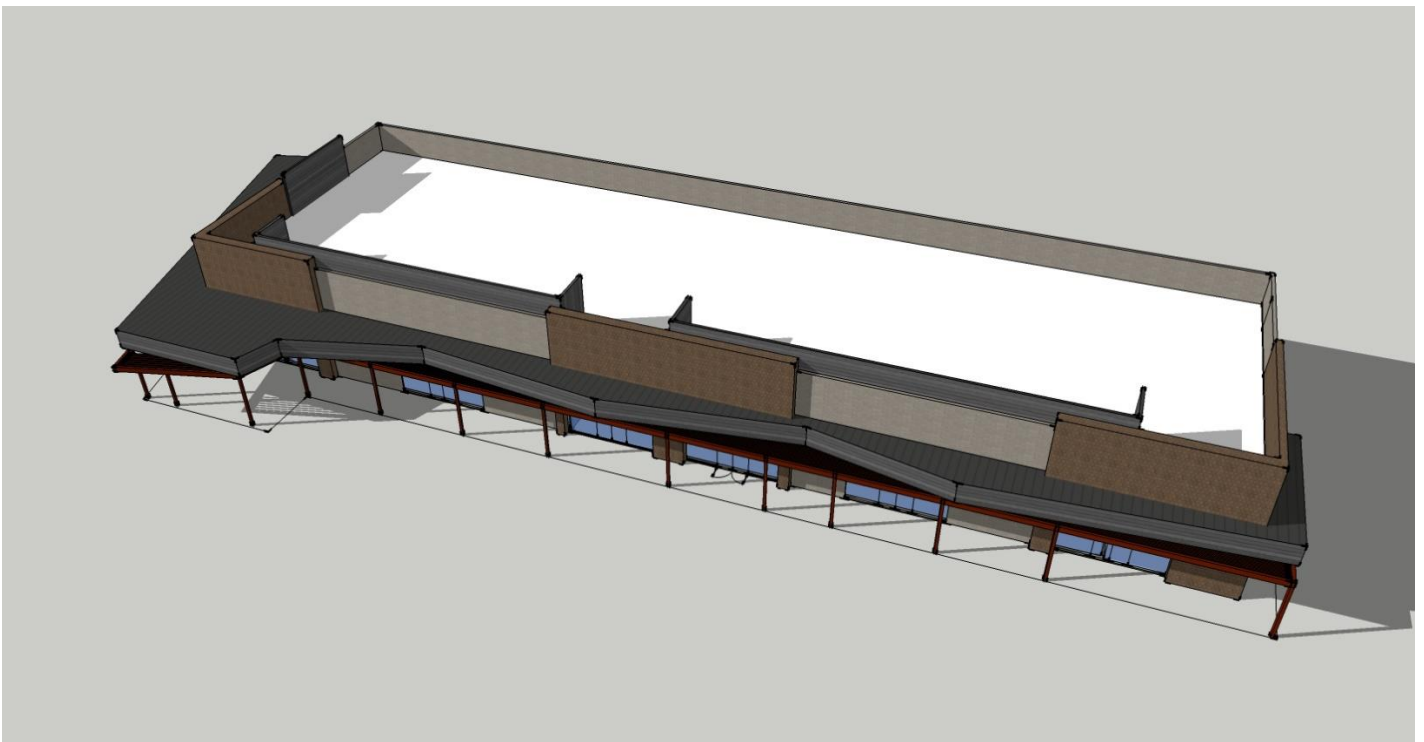
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B

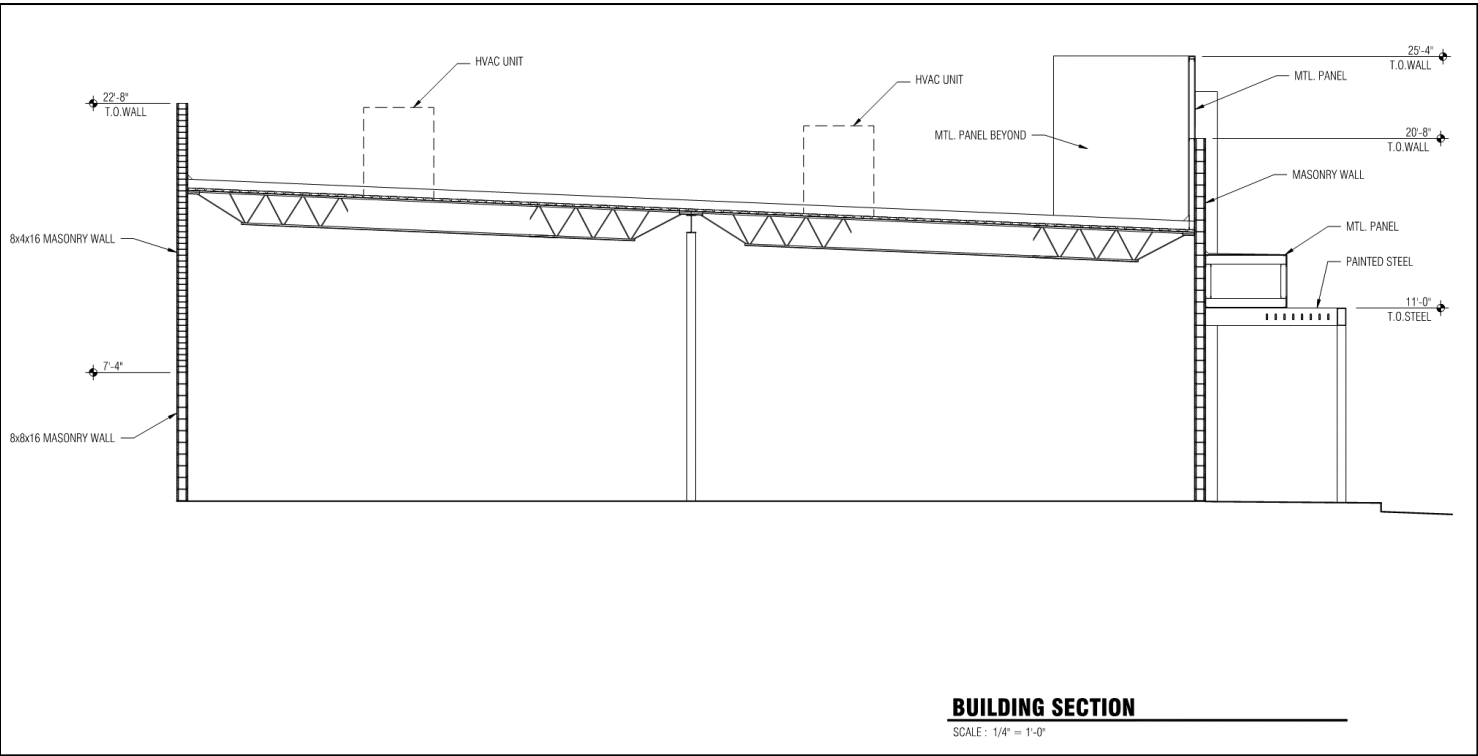
Site Plan



ATTACHMENT C
Elevations



ATTACHMENT D
Rooftop Screening

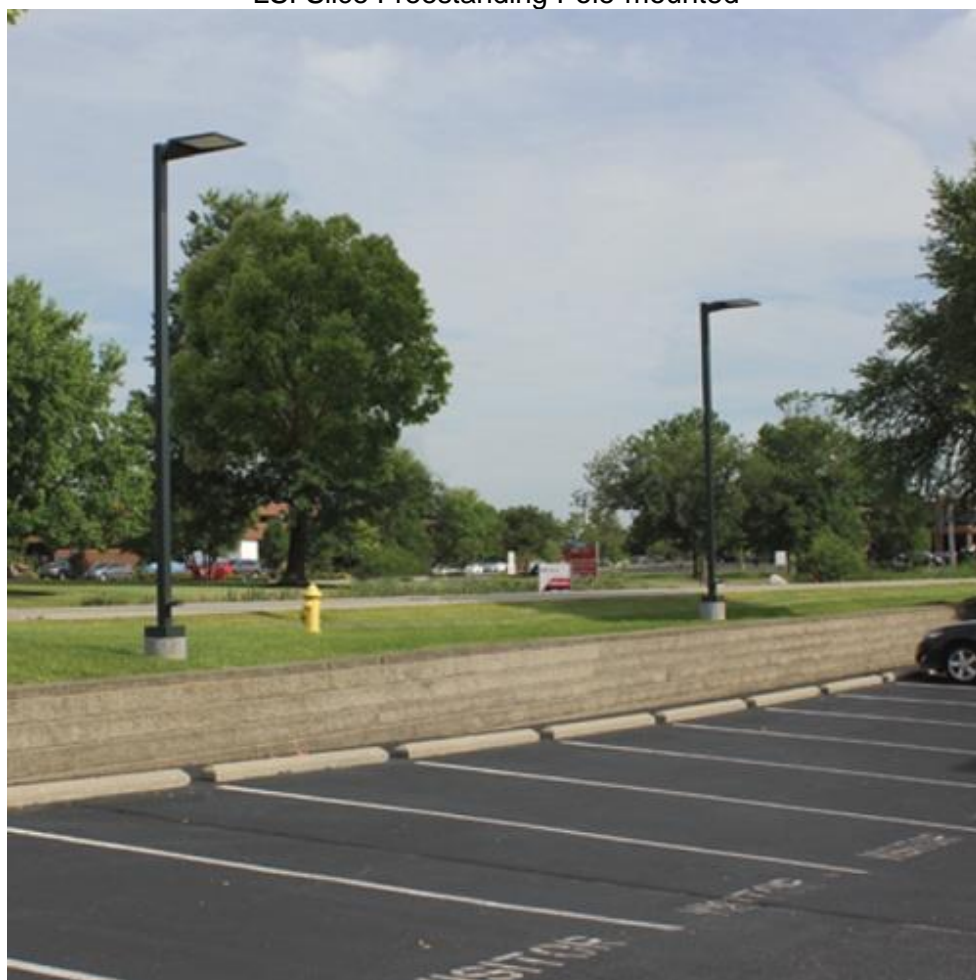


ATTACHMENT E
Outdoor Light Fixtures

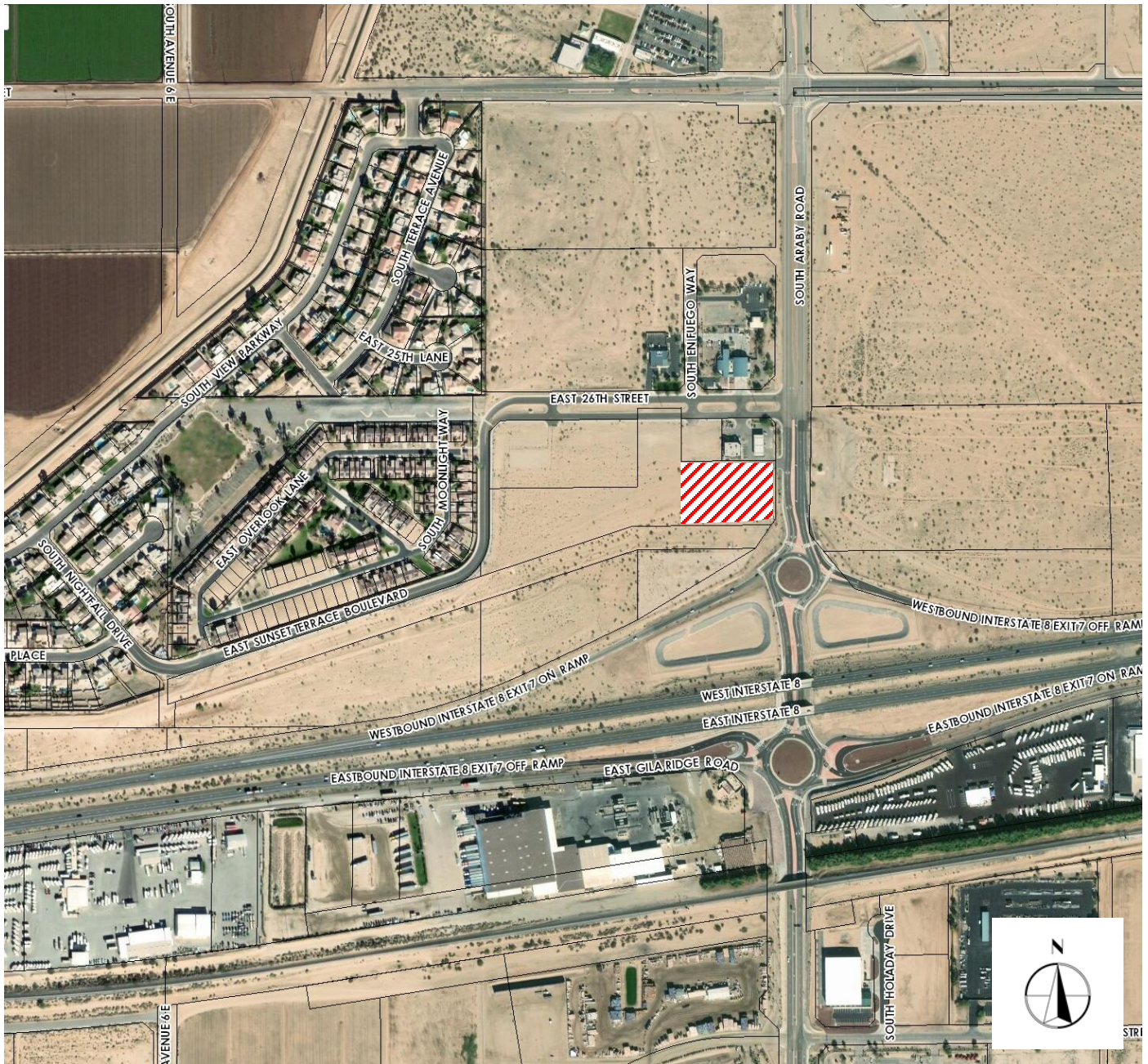


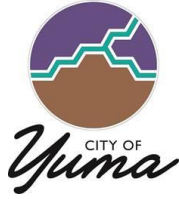
NUVO 62-1233 Wall-mounted

LSI Slice Freestanding Pole-mounted



ATTACHMENT F
Aerial Photo



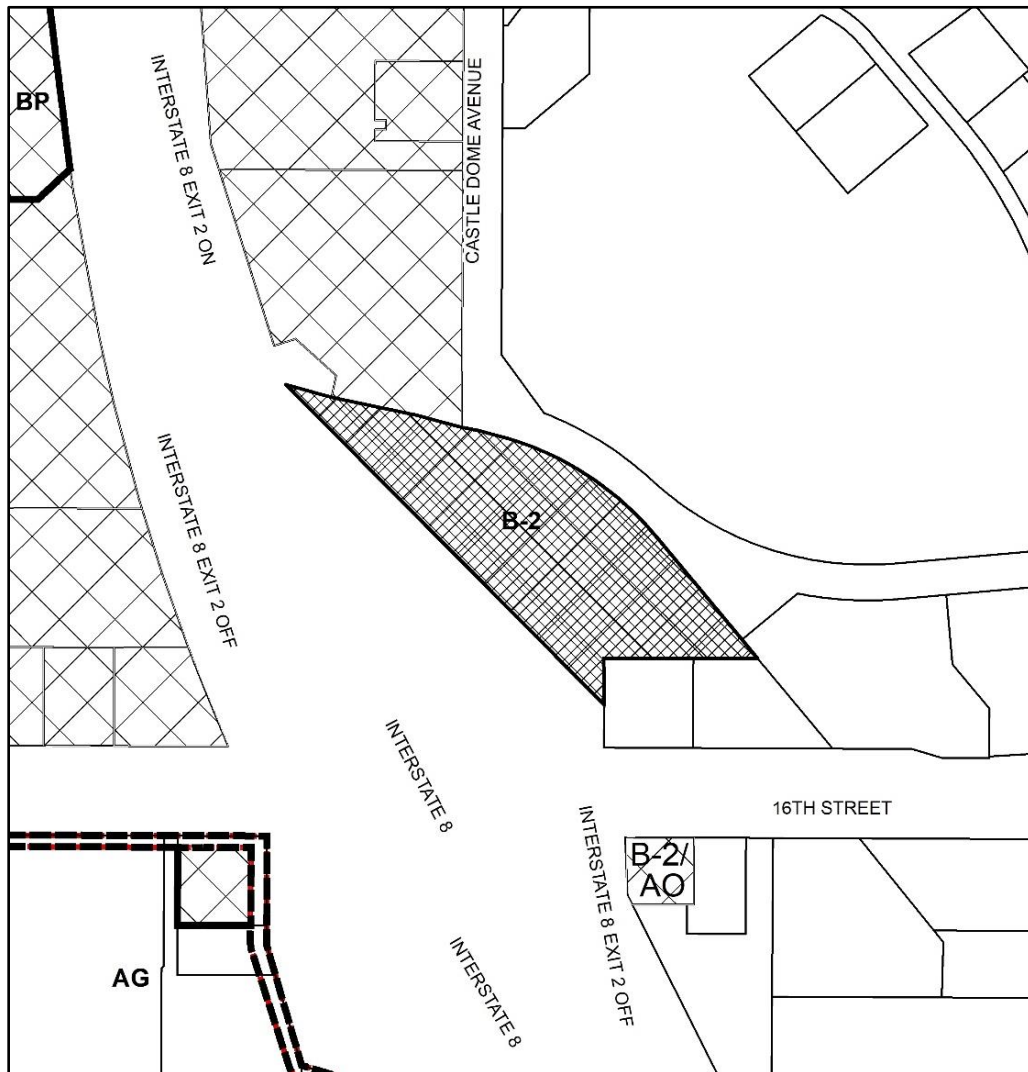


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-27966-2019
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: October 23, 2019 **Case Number:** DHRC-27966-2019

Project Description/Location: This is a request by Richard Wayas, on behalf of Shilo Inn Yuma, LLC, for the review of a new wall-mounted sign for the Angry Crab Shack, located at 1530 S. Castle Dome Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Individually Listed Historic Buildings on- site:	Yes		No		X			
Aesthetic Overlay:	Yes		X	No				
Parcel Number:	665-31-002							
Address:	1530 S. Castle Dome Avenue							
Property Owner:	Shilo Inn Yuma, LLC.							
Property Owner's Agent:	Richard Wayas							
	Existing Zoning				Existing Land Use			
Site	B-2/AO				Shilo Inn			
North	B-2/AO				Inn Suites			
South	B-2				Restaurant			
East	B-2				Yuma Palms			
West	B-2				Interstate 8			
Prior Related Actions or Cases:	DR2008-009 Wall-mounted sign							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	The Shilo Inn was built in the 1980's.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)☒ Yes☐ No

Explain/Describe/ Discuss:	This request is for a replacement sign in the same location as previously-approved signs.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes☐ No

Explain/Describe/ Discuss:	The new sign is an easily legible sign, not overdone or having numerous small type faces. It is in a style which compliments the existing building.
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	The new sign meets the standards of the Aesthetic Overlay.
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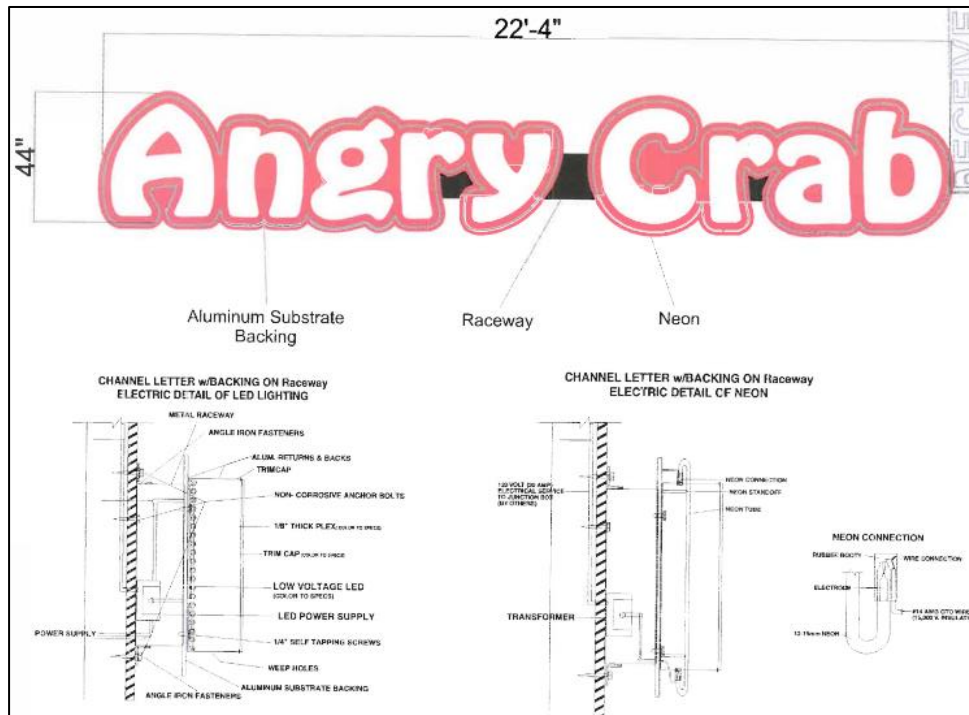
Staff Summation: Staff APPROVED the request for a replacement sign on 05-23-2019 in the Aesthetic Overlay. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

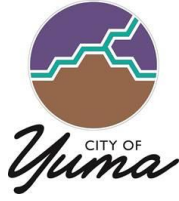
Attachments:	
A.	Sign Plan & Photo of Completed Project

Approved By: 
Robert Blevins
Principal Planner

Date: 10/16/19

ATTACHMENT A
Sign Plan & Photo of Completed Project



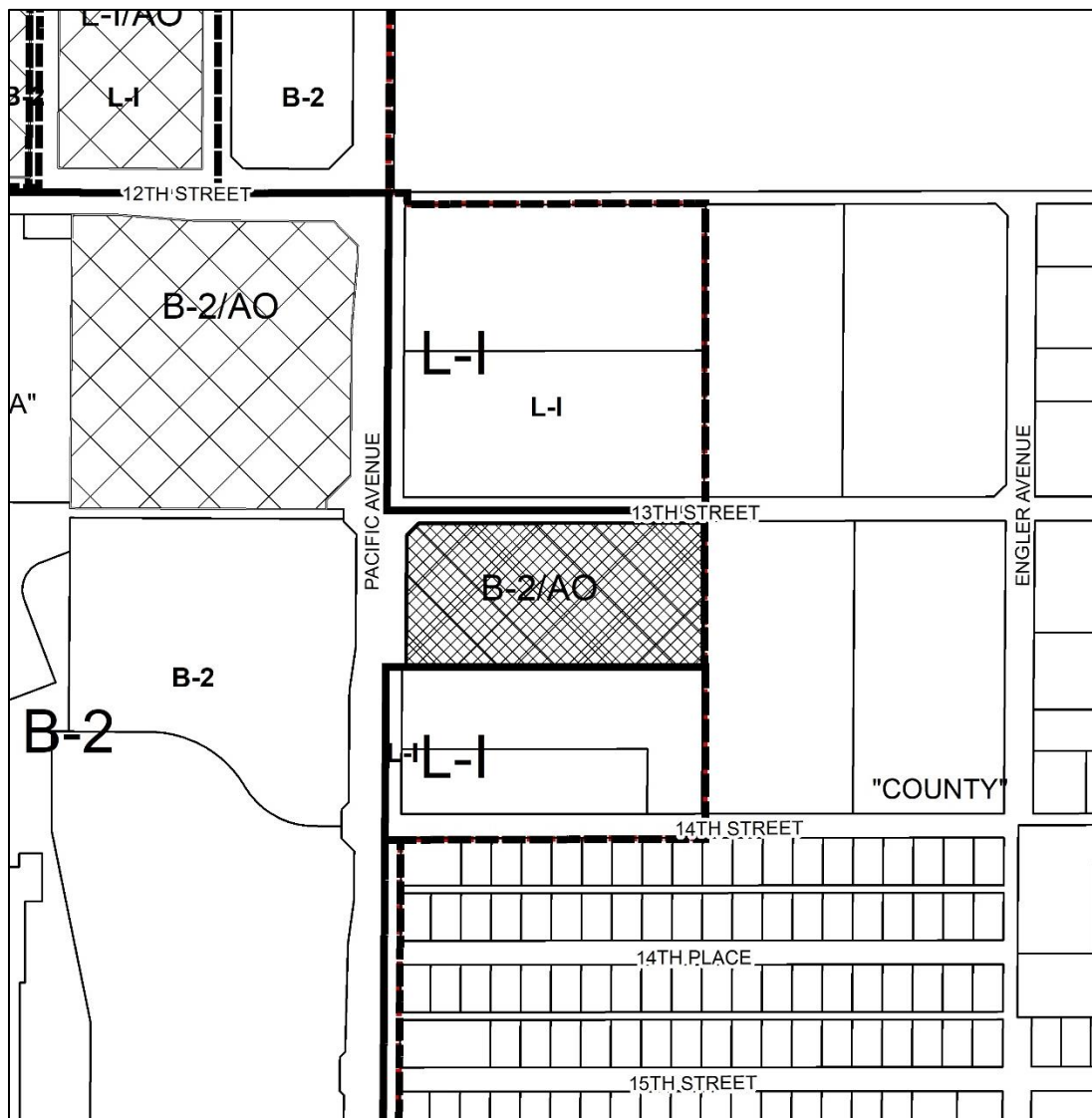


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-27967-2019
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: October 23, 2019 **Case Number:** DHRC-27967-2019

Project Description/Location: This is a request by Del Outdoor/Sign Pro, on behalf of Steve Linde, for the review of a new wall-mounted sign for Red Wing Shoes, located at 1335 S. Pacific Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Individually Listed Historic Buildings on- site:	Yes		No		X			
Aesthetic Overlay:	Yes		X	No				
Parcel Number:	666-17-053							
Address:	1335 S. Pacific Avenue							
Property Owner:	Steve Linde							
Property Owner's Agent:	Del Outdoor/Sign Pro							
	Existing Zoning				Existing Land Use			
Site	B-2/AO				Pacific Plaza			
North	L-I				Contractor Warehouse			
South	L-I				" "			
East	County LI				Solid Waste Trucking			
West	B-2				Yuma Palms			
Prior Related Actions or Cases:	DR2007-013 New Shopping Center & Wall-mounted signage							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	Pacific Plaza was built in the 2000's.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)☒ Yes☐ No

Explain/Describe/ Discuss:	This request is for a replacement sign in the same location as previously-approved signs.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes☐ No

Explain/Describe/ Discuss:	The new sign is an easily legible sign, not overdone or having numerous small type faces. It is in a style which compliments the existing building.
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

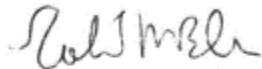
☐ No

Explain/Describe/ Discuss:	The new sign meets the standards of the Aesthetic Overlay.
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Staff Summation: Staff APPROVED the request for a replacement sign on 08-14-2019 in the Aesthetic Overlay. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachments:	
A.	Sign Plan & Photo of Completed Project

Approved By:
Robert Blevins
Principal Planner



Date:

10/16/19

ATTACHMENT A
Sign Plan & Photo of Completed Project

